**BOARD OF DIRECTOR’S MEETING**

**DATE**: 01/16/2024

**TIME:** 4:00 PM

**LOCATION:** Broadway Room - Kings Ridge Clubhouse

1900 Kings Ridge Blvd, Clermont, FL 34711

**Minutes**

1. **CALL TO ORDER**: The meeting was called to Order at 4:03 pm by Todd Denny.
2. **ESTABLISH QUORUM**: Quorum of the board was established with: Todd Denny, Paul Hannon, Jack Payne, John Huey, and Brack Leaberry in attendance. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**

* A motion to approve the November 21, 2023 meeting minutes was made:
  + *Motion - Jack Payne*
  + *Second- Brack Leaberry*
  + *All in Favor – none Opposed Motion Passes*

1. **REPORTS**:
   * **December Manager’s Report** –Morgan Skrabalak
     1. *Board of Director’s Meeting – December Meeting cancelled for holidays*
     2. *Community Inspection – Postponed until January for holidays*
     3. *There were zero resales recorded for the month of December.*

* A motion was made to proceed with sending violation notices to the incompliant properties based on CAMs January inspection and Brack Leaberry’s recommendations:
  + *Motion - John Huey*
  + *Second- Brack Leaberry*
* *All in favor - none Opposed Motion Passes*
  + **Financial Report** –Paul Hannon

Mr. Hannon reported on the November financials. The neighborhood is operating at a deficit of $5,833.74 YTD due to unexpected landscaping and legal expenses.

* + 1. *Total Assets - $144,184.51*
    2. *Reserves Total (as of 11/30/23)- $116,861.45*
    3. *Total Expenses (YTD) – $206,533.44*
* A motion was made to invest $25,000 from Reserves into the highest available rate for a one-year (12-month) CD:
  + *Motion - Paul Hannon*
  + *Second- John Huey*
* *All in favor - none Opposed Motion Passes*

1. **COMMITTEES:**

* Landscaping (Mr. Leaberry): Mowing schedule is twice per month. The crew is continuing to spray for weeds and fertilization took place last month. This month the crew is focusing on crepe myrtle pruning. There are no open work orders and the team is working to stay on top of all requests. Please contact Brack with any urgent landscaping issues.
* Architectural (Mr. Leaberry): There were two applications submitted over the last thirty days, and both applications were approved. The ACC is updating guidelines and encourages feedback from residents.
* Neighborhood Welcome (Ms. Larke): Ms. Larke recommends that the board consider utilizing the media boxes for neighborhood communication.
* DAMES (Ms. Larke): The Callahan Celebration last month was well attended. 18 DAMES attended the Ladies Luncheon yesterday at Cantina Mexican Grill. The annual Potluck is scheduled for 3/15 and is Birthday themed. The next DAMES luncheon will be held at Portillos.
* Master Board/Clubhouse Representative (Mr. Hannon): The Master Board met 12/19. There were some revisions to the CERB/CEC Charters that were approved. Quite a few new ACC guidelines were proposed and will be voted on at the January master board meeting. The golf course changed ownership over the holidays and change is expected. The Kings Ridge CA Annual Membership Meeting will be held on 1/24 at 9 AM in the ballroom.
* Community Webpage (Mr. Zarcone): There were 102 hits in the last thirty days, and 3,092 in the last 12-months.

1. **NEW BUSINESS:**
   * Revised Tree Policy

* A motion to approve the revisions to the tree policy was made:
  + *Motion - Jack Payne*
  + *Second- John Huey*
  + *All in Favor – none Opposed Motion Passes*
  + DWC Tree Trimming Cost Proposal
* A motion to approve the DWC proposal to trim the trees outlined in the quote at a cost of $5,250.00, and hold off on removal of the two trees was made:
  + *Motion - Paul Hannon*
  + *Second- Jack Payne*
  + *All in Favor – John Huey Opposed Motion Passes*
* Approval of Christmas Decorations Expense
* A motion to approve the Christmas Decoration Expense of $113.34 was made:
  + *Motion - Jack Payne*
  + *Second- John Huey*
  + *All in Favor – Motion Passes*
* Speed Limit Concerns
* The Board discussed ongoing concerns regarding the speed limit issues. Proposals will be collected for additional stop signs.

1. **ADJOURMENT:**

* A motion to adjourn the meeting at 5:32 PM was made:
  + *Motion - Brack Leaberry*
  + *Second- Jack Payne*
  + *All in Favor – none Opposed Motion Passes*

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Director Date

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager

Approved by the Board of Directors on 2/20/24.